



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Linda Williams (Chair), Diane Coombs (Vice-chair), John McLaughlin, Raymond Pohl, Kristine Glazer  
**Associate Commissioners:** Abigail Camp, Vallorie Oliver, Matt Kuhnert **Staff:** Mark Voigt

~~ MINUTES ~~

**Tuesday, February 23, 2016**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 5:00 p.m.

Called to order at 5:02 p.m.

Staff in attendance: J. Hedden, Administrative Specialist  
Attending Members: Williams, Coombs, McLaughlin, Pohl, Glazer, Camp, Oliver, Kuhnert  
Absent Members: None  
Late Arrivals: Coombs, 5:07 p.m.  
Early Departures: McLaughlin, 8:41 p.m.; Camp, 9:57 p.m.

Agenda adopted by unanimous consent.

## I. PUBLIC COMMENT

None

## II. CONSENT

1. NIR – <b>65331</b>	14 Swain Street	New fire escape stairs	42.4.1-82	Thomas Graham
2. Fogarty, Brian – <b>65332</b>	10 Uncatena Street	Rev.65293: window wells	80-16	Emeritus
3. Lemson, Florence – <b>65333</b>	13 Blackfish Lane	Cover porch	73-107	Brook Meerbergen
4. Doherty, Matthew – <b>65334</b>	4 Saratoga Lane	Add window wells&ODS	41-177.3	JB Studio
5. Take it Easy LLC – <b>65335</b>	6 The Captain's Lane	Extnd ret. wall to neigh	30-619	Thornewill Design
6. Strah, Scott – <b>65336</b>	17 Boulevarde	Rev.65292: fenest changes	80-246	Emeritus
7. Norton, Richard – <b>65337</b>	26 N. Cambridge	Change roof to wood	38-21	Self
8. Glenhurst West RT – <b>65338</b>	137 Cliff Road	Rev.64865: rmv skylt & dormrs	30-610	CWA
9. Glenhurst West RT – <b>65339</b>	137 Cliff Road	Hardscape: child's pool	30-610	CWA
10. Williams, Jennifer – <b>65340</b>	30 Pleasant Street	Change shutters	55.4.1-112	Self

Sitting Williams, McLaughlin, Pohl, Glazer, Oliver  
Alternates Camp, Kuhnert  
Recused None  
Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
Representing None  
Public None  
Concerns No concerns.  
Motion **Motion to Approve. (Oliver)**  
Vote Carried 4-0//McLaughlin abstain

**Certificate # 65331 to 65340**

11. Williams, Colin – <b>65341</b>	16 Williams Street	Move windows & change door	55-372	Self
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Sitting McLaughlin, Pohl (acting chair), Glazer, Oliver, Kuhnert  
Alternates Camp  
Recused Williams  
Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
Representing None  
Public None  
Concerns **Glazer** – Asked if Ms Williams is recused, who reviewed this file for consent.  
**Williams** – John Hedden.  
Motion **Motion to Approve. (Oliver)**  
Vote Carried 4-0//McLaughlin abstain

**Certificate # 65341**

III. CONSENT WITH		CONDITIONS			
1. Nantucket Hotel – <b>65342</b>	77 Easton Street	Porch modifications	42.4.1-35	Mark Snider	
*Due to lack of visibility					
2. Lineman, John – <b>65343</b>	7 Pine Grove Lane	Change doors & fenestration	67-244	Concept Design	
*Remove garage doors, replace	with 2 separated 1/1 windows	to match exist. Evenly spaced	under upper	window	
3. Paley, Jeffrey – <b>65344</b>	37 Low Beach Road	Hardscape: pool, fence & walks	74-33	Neil Crowley	
*Due to lack of visibility, pergola	to be NTW and regular	rectangle, not angled			
4. Planzer, Neil & Andrea - <b>65345</b>	22 Bluebird Lane	Addition	68-586	Topham Design	
* Windows to be 3/3 on dormer					
Sitting	Williams, McLaughlin, Pohl, Glazer, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per noted conditions. (Camp)</b>				
Vote	Carried 4-0//McLaughlin abstain	Certificate #	<b>65342 to 65345</b>		

IV. VALIDATION OF		EMERGENCY PERMIT	GRANTED 2/16/2016		
1. Bathon, Daniel	9 Maine Avenue	Move house on site	60.3.1-412/425	Thornewill Design	
2. Bathon, Daniel	9 Maine Avenue	Move shed on site	60.3.1-412/425	Thornewill Design	
Sitting	Williams, McLaughlin, Pohl, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	<b>Williams</b> – Validation of emergency vote made on February 16, 2016.				
Motion	<b>Motion to Ratify vote of approval made at the February 16, 2016 meeting. (Glazer)</b>				
Vote	Carried unanimously	Certificate #	<b>Pre assigned</b>		

V. SIGNS					
1. Town of Nantucket	Various locations	Cemetery signs	Various	Lee Saperstein	
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend approval.				
Concerns (5:07)	No concerns				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously	Certificate #	<b>65346</b>		
2. Qureshi, Abrar	4 Bartlett Road	Sign	67-14	Shay Maguire/NCH	
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Shay Maguire, NCH				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Concern about the free-standing sign and numbers of signs.				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold for March 1 meeting. (Coombs)</b>				
Vote	Carried unanimously	Certificate #			

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3.	Tornovish, Steve – <b>65347</b>	144 Old South Road	Sign	69-64	Pat McCarthy
4.	Tornovish, Steve – <b>65348</b>	144 Old South Road	Sign	69-64	Pat McCarthy
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	McLaughlin				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend approval				
Concerns	No concerns.				
Motion	<b>Motion to Approve. (Glazer)</b>				
Vote	Carried 4-0//McLaughlin abstain			<b>Certificate #</b>	<b>65347 &amp; 65348</b>

5.	NIR Retail	21 Main Street	Sign	42.3.1-214.4	Cam Grammill
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – Recommend revisions to the border and typeface and best hold for representation.				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold for representation for March 1 meeting. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	

6.	Richmond Great Point	20 Dave Kim Road	Sign	68-156	Patty Roggeveen
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee – They were not ready to come back in; recommend held.				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold for March 1 meeting. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	

VI. SIGN OFF ON		SACHEMS PATH	MEMO OF AGREEMENT	(MOA)	
1.	Sachems Path	95 Surfside Road	Sign off for COs	67-513	Kevin McGuire
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ben Normand, Rowland & Associates				
Public	None				
Concerns (5:12)	<b>Williams</b> – It has been too cold to paint but need Certificate of Occupancy (CO) sign off so people can move in. Recommend signing MOA that allows staff to sign off and people to move under the condition the painting is finished by May 1, 2016.				
	Discussion about the color pallet for the structures.				
Motion	<b>Motion to Approve with the painting to be completed by May 1, 2016 and allow the sign off on the CO and signed by the chairman. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	

**VII. OLD BUSINESS**

1.	Von Kampen, Robert	3 Perry Lane	Solar panels on roof	67-903	Self
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Robert Von Kampen</b> – Explained the overage power being generated can be credited toward his residence. The panels are no-glare black.				
Public	None				
Concerns (5:16)	<b>Williams</b> – This is probably the only location an array this large will work. The back section won't be visible. <b>Glazer</b> – That will be a lot of solar panels and they overpower the neighborhood. Should be a smaller array on a less visible roof plane. <b>Coombs</b> – Questions the necessity for such a large array on this building; they should be pulled back off the edge of the roof by one panel. <b>Pohl</b> – No concerns; it could pass as a standing seam metal roof. <b>McLaughlin</b> – It is visible but the location is remote.				
Motion	<b>Motion to Approve due to the commercial location, architecture of the building, the black roof, and the structure is gable to the street. (McLaughlin)</b>				
Vote	Carried 3-1//Glazer opposed/Coombs abstain		<b>Certificate #</b>	<b>65330</b>	
2.	Shepherd, John	10 Weymouth Street	Move off grg to 11 Wigwam	55.4.1-85	Susan Shepherd
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Susan Shepherd</b> – Mr. Paul Santos found a 1951 aerial showing this structure; the assessors information states 1954/1955.				
Public	<b>Melinda Pugilc</b> , 3 Weymouth Street – Reviewed the history of the area and the structure. This structure is part of the historic fabric of the neighborhood. <b>Sarah Alger</b> , Sarah F. Alger P.C., for Ms Pugilc, James & Claire Walker, 1 Weymouth Street and Jeffrey & Susan Rimland, 5 Weymouth Street – Pointed out letters of objection from abutters that are in the file. Does not believe there is sufficient evidence as to the exact age of the structure. Objects to the “active role” the chair is taking in testifying as to the age of the structure for the applicant; the other commissioners have not had a chance to review the aerials in the file. At the Org meeting Sept 30, 2014, Town Counsel made it clear that the age is not the only guiding principal and HDC is to look at every project individually as the entire island is an historic district. Many houses along Weymouth were built between 1930 and 1950; some are dated from 1800s and 1700s; this is an extremely old street and unchanged. Removal of the structure opens the lot to larger structures; the HDC should have an idea of what will go in its place. Contends the old historic district (OHD) is being systematically destroyed by allowing the removal of the structures.				
Concerns (5:26)	<b>Williams</b> – According to the Sanborne maps, this structure was not in this location until 1938. There are no maps until 1957 that show this structure and 1940s aerials photos are too hard to read. Town Counsel has ruled that the post-war World War II age of this structure is not sufficient to preserve the structure; preservation should be based upon the architectural style and historical contributing status. This is not a historic structure; it is an ancillary structure. <b>Coombs</b> – The charge of the HDC is to maintain the streetscape. Have no plans of what will replace this; would also like to further research the age. <b>McLaughlin</b> – Asked this to be held so that he can research the age of the structure. <b>Pohl</b> – Agrees with Mr. McLaughlin; he would like to look at the aerial photos. <b>Glazer</b> – She is in complete agreement. <b>Williams</b> – She will go inside the structure to ascertain its age from the construction methods.				
Motion	<b>Motion to Hold for more historic information. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
3.	Shepherd, Susan	11 Wigwam Road	Move on grg fm 10 Weymouth	77-56	Self
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Susan Shepherd</b> – Presented project.				
Public	None				
Concerns (5:26)	<b>Williams</b> – This is no concern as long as it is behind the parking area.				
Motion	<b>Motion to Hold to track with the move off. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

4.	G & G Development	3 Old Farm Road	New dwelling	55-920	French 2D
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Anda French</b> , French 2D – Reviewed changes made per previous concerns.				
Public	None				
Concerns (5:49)	<p><b>Williams</b> – The length was the biggest issue; it's still 90 feet long and that's too long. Dormers need 3-foot setback.</p> <p><b>Pohl</b> – Pointed out that a lot of the length is single story; likes how it follows the grade. East elevation, there is a slope that goes from 1 story on one side to 2 stories on the other; should all be 1 story. There shouldn't be any corner boards on interior corners.</p> <p><b>Glazer</b> – (Inaudible due to paper noise.)</p> <p><b>Coombs</b> – Looking up from the Catholic cemetery, the south elevation looms with six gables; that is too heavy for that location. Agrees about the length. South elevation, the left dormer is much too large. North elevation, the right dormer should be reduced to 1 window.</p> <p><b>McLaughlin</b> – Agrees with what's been said.</p> <p><b>Williams</b> – There are more than 8 dormers so the eave heights are all the same. North elevation, right piece is too wide and competes with the main gable. Agree the south elevation is over fenestrated and dormer too long. East elevation, the 2-story middle pieces is a concern.</p>				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
5.	Udelson, John	94 Tom Nevers Road	New Dwelling	91-41	Sophie Metz
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Sophie Metz</b> – Reviewed changes made per previous concerns.				
Public	None				
Concerns (6:01)	No concerns.				
Motion	<b>Motion to Approve. (Glazer)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>65349</b>
6.	Maxwell, John	32 India Street	Renovation & additions	42.3.4-152	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Doug Mills</b> , BPC Inc. – Reviewed changes made per previous concerns.				
Public	None				
Concerns (6:04)	<p><b>Coombs</b> – He did what we asked.</p> <p><b>Camp</b> – South elevation, 2<sup>nd</sup>-floor 6-over-6 window; this doesn't make sense here. Thinks the French doors should have kick panels.</p> <p><b>Pohl</b> – Agrees with Ms Camp; this is no longer part of a sun porch and the 6-over-6 window is not appropriate.</p> <p><b>Glazer</b> – Nothing to add.</p>				
Motion	<b>Motion to Approve through staff with the west elevation "A" window to be a 3-over-3 and 2<sup>nd</sup>-floor trim to be removed; south elevation, the French doors to be 12-light with kick panel and 2<sup>nd</sup>-floor trim to be removed and dormer window to be a 3-over-3 and skylight to be wood. (Pohl)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>65350</b>

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7.	Mitchell, Andrew	16 Delaney Road	New dwelling	30-616	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Oliver				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Doug Mills</b> , BPC Inc. – Reviewed changes made per previous concerns.				
Public	None				
Concerns (6:11)	<p><b>Coombs</b> – The additive massing isn’t evident; eave heights are all the same. There is room on the lot to have 1-story elements. North elevation, the 2<sup>nd</sup>-floor fenestration is overly ganged and has all flush dormers. West elevation, the “E” windows have a lot of space between them and the 1<sup>st</sup>-floor windows; the two “A” windows left of the chimney are too big. South elevation, the French doors should be 15- or 12-lights with kick panels. North elevation, there should be a trim board added to the right.</p> <p><b>Pohl</b> – South elevation, the “C” window in the dormer should be a “B”. Agrees about the little windows left of the chimney.</p> <p><b>Oliver</b> – Nothing to add.</p> <p><b>Glazer</b> – The scale seems massive for this area.</p> <p><b>Williams</b> – The break in the 81-foot long wall is not sufficient; that addition needs to look more additive. The large flush dormers need to have the cheek walls pulled in tight to the windows. Agrees about enlarging the “C” windows on the south elevation. The “A” windows don’t work on the ancillary pieces. There will be issues placing air conditioning units (A/C) on this lot.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously				
			<b>Certificate #</b>		
8.	Mitchell, Andrew	16 Delaney Road	New studio	30-616	BPC
Sitting	Williams, Coombs, Pohl, Glazer, Oliver				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Doug Mills, BPC Inc.				
Public	None				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold to track. (Coombs)</b>				
Vote	Carried unanimously				
			<b>Certificate #</b>		
9.	Callahan, Raymond	110 Tom Nevers Road	New guest house	91-42	SMRD
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Steve Roethke</b> , Steve M. Roethke Design – Reviewed changes made per previous concerns. Submitted previous iterations at the table.				
Public	None				
Concerns (6:25)	<p><b>Pohl</b> – The windows seem a little wide but okay if they match the main house.</p> <p><b>McLaughlin</b> – The casement windows; should be double hung. The “D” windows are noted as awning windows; they should be fixed.</p> <p><b>Coombs</b> – Agrees with what’s been said. The north elevation is looking better.</p> <p><b>Glazer</b> – Nothing to add.</p>				
Motion	<b>Motion to Approve through staff with the “D” windows to be fixed and the height is allowed due to the existing structure and neighborhood context in regards to the height of ancillary structures. (Coombs)</b>				
Vote	Carried unanimously				
			<b>Certificate #</b>	<b>65351</b>	



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10. Winter, Duncan	26 Monohansett Road	Revisions to dwelling	79-145	Rob Anderson
Sitting	Williams, Glazer, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Rob Anderson</b> – Contends minimally visible. Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP			
Public	None			
Concerns (6:35)	<b>Williams</b> – The roof walk is existing. West elevation, the outside legs of the roof walk sit on the peak of the dormers with an inset deck between the dormers; that configuration does not exist on Nantucket. This is a house in a rural setting with four very formal, 3 <sup>rd</sup> -floor, gable dormers that are connected and are visible; that is inappropriate. This is not a hotel. <b>Oliver</b> – Would prefer shed dormers and no deck. <b>Glazer</b> – No more than 2 shed dormers. Discussion about the inappropriateness of the four 3 <sup>rd</sup> -floor, connected, gable dormers and the alternate idea of two shed dormers with 4-pitch roof.			
Motion	<b>Motion to Approve through staff with two shed dormers at the width of two gables and no connecting deck and approval of a shaft at the location of the existing hatch, per Exhibit A. (Camp)</b>			
Vote	Carried unanimously	Certificate #	65352	
11. Lucier, Jeff	42 Sheep Pond Road	Hardscape: solar ground array	63-42.1	Zach Dusseau
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (6:49)	<b>Williams</b> – Explained the arrays won't be visible due to the reduction in pitch.			
Motion	<b>Motion to Approve due to lack of visibility. (McLaughlin)</b>			
Vote	Carried unanimously	Certificate #	65353	
12. Cros Parantoux Trust	30 Nobadeer Avenue	New dwelling	87-35	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Camp			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:51)	<b>Camp</b> – The front door should be centered under the 2 <sup>nd</sup> -floor window. <b>Glazer</b> – North elevation, the ganged windows next to the east wall should be split. Discussion about the side door. <b>Coombs</b> – North elevation, the ganged windows. <b>Williams</b> – The doors are measuring at 8 feet; they need to come down to 7'6"; that will bring the windows down as well.			
Motion	<b>Motion to Approve through staff with the south elevation front door to align under "B" window; all doors to be reduced to 7'6" and windows lowered accordingly; north elevation, the window to be put back in left of the double windows and the top of the chimney correctly corbelled. (Glazer)</b>			
Vote	Carried unanimously	Certificate #	65354	
13. Harding, Abby	3 Winter Street	Hardscape: drive, patio & fence	43.3.4-73	Julie Jordin
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	<b>Kevin Kuester</b> , 83 Main Street – This is still very formal for this area. A board fence off the corner of the house would screen the back from view and provide privacy.			
Concerns (7:02)	<b>Williams</b> – Reviewed changes made. Everything has gotten simpler.			
Motion	<b>Motion to Hold for representation. (Glazer)</b>			
Vote	Carried unanimously	Certificate #		

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14. Featherstone-Witty, J.	8 Micheme Lane	New dwelling	67-162.3	JB Studio
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:05)	<b>Williams</b> – Reviewed changes made. No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65355</b>	
15. Featherstone-Witty, J.	8 Micheme Lane	New second dwelling	67-162.3	JB Studio
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns	<b>Williams</b> – Reviewed siting changes. Her only concern is the dormers on the north side. West elevation, need to have a natural to weather railing. East elevation, grates over the window wells. <b>Pohl</b> – If the cheek walls on the dormers come in, they will continue to align with the fenestration below. <b>McLaughlin</b> – Need to know where the A/C will go.			
Motion	<b>Motion to Approve through staff with the east elevation dormer cheek walls to come in 4” each side; the west elevation show the railing and the dormer to be reduced 1 foot each side. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65356</b>	
16. Featherstone-Witty, J.	8 Micheme Lane	New barn	67-162.3	JB Studio
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns	<b>Williams</b> – This has been eliminated.			
Motion	<b>Motion to Allow the withdrawal. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
Break 7:14 to 7:27 p.m.				
17. Lindsay, Ron	15 Phippen's Way	New dwelling	43-96.3	H.Darzen/Linea 5
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Roy & Nancy Lindsay			
Public	None			
Concerns (7:27)	<b>Williams</b> – Read a letter reviewing changes made per previous concerns. West elevation, there should be three only posts across deck. South elevation, the door trim is missing; the three windows have to come down so the head height matches the door. <b>Pohl</b> – No concerns. Doesn't agree about the pent roof; it was too narrow previously. <b>Glazer</b> – South elevation, the pent roof over the door needs to come in. <b>Coombs</b> – Believes the board is losing sight of having 1-story elements on new houses; the north elevation has a very long ridge. <b>Oliver</b> – The windows are high.			
Motion	<b>Motion to Approve through staff with the south elevation three 1<sup>st</sup>-floor windows on the gable end to be lowered to be no higher than the door and trim added to the door; the west elevation 2<sup>nd</sup>-floor deck left to have 3 posts; trim and doors to be platinum grey. (Oliver)</b>			
Vote	Carried 4-0//Glazer abstain	<b>Certificate #</b>	<b>65357</b>	



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18. Lindsay, Ron	15 Pippen's Way	New cottage	43-96.3	H.Darzen/Linea 5
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Roy & Nancy Lindsay			
Public	None			
Concerns (7:35)	<p><b>Williams</b> – Read a letter reviewing changes made per previous concerns.</p> <p><b>Oliver</b> – Noted that it's not 22 feet; it's 23.5 feet high. West elevation, the window and doors don't have the same head height.</p> <p><b>Glazer</b> – Asked about the 24-38 windows. The dormers are too small for the dormers.</p> <p><b>Pohl</b> – Pulling the dormer down keeps it from hitting the ridge.</p> <p><b>Williams</b> – The windows in the dormers should be the larger 26-48 windows. West elevation, the windows need to get shorter and the door taller.</p>			
Motion	<p><b>Motion to Approve through staff with north and south elevation dormers adjusted for 26-48 windows and dormers not to go to the ridge; the west elevation doors to go to 7'6" and windows dropped to have headers align with the door and trim to be added around the 2<sup>nd</sup> door, per Exhibit A. (Oliver)</b></p>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65358</b>	
19. Lindsay, Ron	15 Pippen's Way	New garage	43-96.3	H.Darzen/Linea 5
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Roy & Nancy Lindsay			
Public	None			
Concerns (7:43)	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65359</b>	
20. Fanning, Anthony	81 Tom Nevers Road	New dwelling	91-12	Brook Meerbergen
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Brook Meerbergen</b> – Reviewed changes made per previous concerns.			
Public	None			
Concerns (7:46)	<p><b>Williams</b> – The dormer bisects the break. South elevation, the windows are "up in the air;" that is not approvable. Get rid of the heavy overhangs on the dormers. She's not in favor of this at all; we just told the previous applicant to line up the windows and door head heights. Need cutaways.</p> <p><b>Oliver</b> – West elevation, removing the gable made a good difference.</p> <p><b>Pohl</b> – The left competing gable on the front has been eliminated. The shed dormer hits the roof line; it should be smaller. Suggested reducing the dormer to a single window.</p> <p><b>Glazer</b> – Agrees about the dormer overhangs and window headers.</p>			
Motion	<p><b>Motion to Approve through staff with the south elevation dormer overhangs cut back, 1<sup>st</sup>-floor top of door to align with the top of the windows, the left dormer to be reduced to a single window and aligned as much as possible over the window, provide section left of the front door; the north elevation doors and window headers to align, per Exhibit A. (Pohl)</b></p>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65360</b>	
21. Fanning, Anthony	81 Tom Nevers Road	New shed	91-12	Brook Meerbergen
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brook Meerbergen			
Public	None			
Concerns	No concerns.			
Motion (7:58)	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65361</b>	

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22. Fanning, Anthony	81 Tom Nevers Road	Hardscape: pool, fence & patio	91-12	Brook Meerbergen
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Brook Meerbergen			
Public	None			
Concerns (7:59)	Williams and Meerbergen discussing the proposal. <b>Williams</b> – Questions the 4-foot, natural to weather board fence; asked about a triple rail with a wire inside; not a big issue. No concerns.			
Motion	<b>Motion to Approve. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65362</b>	
23. EK Associates LLC	17 Finback Lot 9	New dwelling	66-515	Brook Meerbergen
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Brook Meerbergen</b> – Reviewed subdivision approved structures. Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:03)	<b>Williams</b> – Noted that all structures in the subdivision run setback to setback. Southwest elevation dormer should come up 6 inches. North elevation, the chimney is a little bizarre but don't think it will be visible. <b>McLaughlin</b> – Southwest elevation, dormer meeting rails don't line up.			
Motion	<b>Motion to Approve through staff with the chimney to have a standard top; southwest elevation meeting rails to move up 6 inches; northwest side, the A/C has gotten bigger so the fence has to get bigger. (Coombs)</b>			
Vote	Carried 4-0//Glazer abstain	<b>Certificate #</b>	<b>65363</b>	
24. 1 Little Isle Ln Co-op, Inc.	1A Little Isle Lane	Addition to existing dwelling	68-758.1	Brook Meerbergen
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Brook Meerbergen</b> – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:13)	Clarification of plans in regards to what is proposed and what is existing. No concerns.			
Motion	<b>Motion to Approve. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65364</b>	
25. North Liberty LLC/Kanoe	32 Crooked Lane	New dwelling	41-331	Concept Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>TJ Watterson</b> , Concept Design LLC – Submitted photos of the existing structure at the table. Reviewed changes made per previous concerns. John Houghton			
Public	None			
Concerns (8:18)	No concerns.			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65365</b>	

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26. Binder-Miller, Chandra	41 Chuck Hollow Road	New Dwelling	75-110	Emeritus
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Alex Bagmets</b> , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:22)	<b>Staff</b> – Read previous concerns. <b>Williams</b> – East elevation, the dormer windows are floating. West elevation, should be shed dormers and windows are floating. The dormer cheek walls need to come in. The stone chimney should be pargetted. <b>Oliver</b> – West elevation, this is now under fenestrated; if framing were added to the dormer windows, they would fit better. Okay with the stone chimney. <b>Coombs</b> – The window pane shape is off in some windows. The chimney would be better pargetted. <b>Glazer</b> – The little four-light gable windows are too tall. <b>Kuhnert</b> – Doesn't mind the stone chimney.			
Motion	<b>Motion to Approve through staff with the chimney to be pargetted; the east elevation dormers cheek walls pulled in; north elevation the pergola to be natural to weather; west elevation left dormers reduced 4" each side and add two "B" windows evenly spaced in the center, per Exhibit A. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65366</b>	
27. Giorgio, Paul	48 Centre Street	Add take-out window	42.3.1-1	Emeritus
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Alex Bagmets</b> , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:35)	Review of application. No concerns.			
Motion	<b>Motion to Approve. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65367</b>	
28. 4/10 Broad St. Realty Trst	10 Broad Street	Door replacement	42.4.2-62	Val Oliver
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Val Oliver</b> – Reviewed project.			
Public	None			
Concerns (8:36)	No concerns.			
Motion	<b>Motion to Approve. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65368</b>	
29. Old Thumper LLC	29 Youngs Way	Commercial building	67-690	Val Oliver
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Val Oliver</b> – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:38)	No concerns.			
Motion	<b>Motion to Approve. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65369</b>	

30. Sturges, Tina	13 Boulevard	New dwelling	80-126	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:41)	<p><b>Williams</b> – This is a full 2-story house. The “D” windows on the northwest porch are not appropriate. Chimney should come inside. Asked for a consensus on whether or not the roof walk should have a skirt. (No) Northeast elevation, turn that into a 4-bay, the left to be a top sash.</p> <p><b>Coombs</b> – Southwest elevation, Distance between top of the shed and top of roof is a long distance and windows look too small.</p> <p><b>Glazer</b> – This is approvable through staff.</p> <p>Discussion about the roof walk.</p>			
Motion	<b>Motion to Approve through staff with the roof walk going to 12 feet and no skirt on the northeast side and to be natural to weather; left of the main mass to be a top-sash 3-over-3 window. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65370</b>	
31. Sturges, Tina	13 Boulevard	New garage	80-126	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Asked this to be held.			
Public	None			
Concerns	No comments at this time.			
Motion	<b>Motion to Hold at applicant’s request. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
32. Wesquo Properties LLC	57 Washington Street Lot B	Rev.64969:GH perg,roof&deck	42.2.3-37	Botticelli & Pohl
33. Wesquo Properties LLC	57 Washington Street Lot B	Hardscape: fencing & gates	42.2.3-37	Jardins Interntl
34. Wesquo Properties LLC	57 Washington Street Lot A	Rev.64963: GH perg & deck	42.2.3-37	Botticelli & Pohl
35. Wesquo Properties LLC	57 Washington Street Lot A	Hardscape: fencing & gates	42.2.3-37	Jardins Interntl
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Asked this be held.			
Public	None			
Concerns (8:55)	No comments at this time.			
Motion	<b>Motion to Hold for March 1 meeting at applicant’s request. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
36. Petrini	34 Quidnet Road	Hardscape: pool, patio & fence	21-53	Edgewater Landscp
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Cutone, BPC			
Public	<b>Paul Cronin</b> – Reviewed changes made per previous concerns.			
Concerns (8:56)	<p><b>Williams</b> – The grade was raised at the back rather than cutting the pool into the grade; don’t want a platform for the pool. A wire fence will be visible from the road and privet doesn’t work as a screen; that inappropriate. The patio shouldn’t be in front of the house. Any screening should be native year-round vegetation.</p> <p><b>Glazer</b> – Looking at the contour and the proposed grade change, lowering the pool into the ground minimizes the retaining wall. Walkway should be stepping stones.</p> <p><b>Pohl</b> – Retainage is minimal; the fill for the pool should be a very modest amount. Hardscaping should be less formal.</p> <p><b>Coombs</b> – The edges of the hardscaping should be softer, rounded.</p>			
Motion	<b>Motion to Approve through staff with a picture of stone, patio to be smaller with bluestone and year-round vegetation shown along the south side outside the fence, reduce the north side stepping stones. (Glazer)</b>			
Vote	Carried 4-1//Williams opposed	<b>Certificate #</b>	<b>65371</b>	

**VIII. NEW BUSINESS**

1. PKG Design	1 Vinecliff	Hardscape: fence, pool & patio	29-43	Edgewater Landscap
Sitting	Williams, Coombs, Pohl, Oliver, Kuhnert			
Alternates	Camp			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Paul Cronin</b> – Presented project.			
	Peter Glazer, PKG Design			
Public	None			
Concerns (9:14)	<b>Williams</b> – The plans are woefully inadequate. Fence needs to be within the property line with screening on the outside. Add to the plan a 4-foot natural to weather board fence around the pool equipment.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65372</b>	
2. Zschau, Peter	77 Washington Street	No railing & fenestration chg	42.2.3-42	Jeff Morash
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	Camp, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Jeff Morash</b> – Presented the as-built changes.			
Public	None			
Concerns (9:19)	<b>Williams</b> – Mr. Zschau should come in with a hardscaping plan; the parking and A/C haven't been approved. Needs to pay the as-built fee. No concerns.			
Motion	<b>Motion to Approve through staff with payment of \$225 as-built fee. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65373</b>	
3. Glenhurst West RT	137 Cliff Road	Rev.64885: add cupola	30-610	CWA
Sitting	Williams, Coombs, Pohl, Glazer, Kuhnert			
Alternates	Camp, Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Ethan Griffin</b> , Chip Webster Architecture – Presented project.			
Public	None			
Concerns (9:24)	<b>Williams</b> – We approved the garage without the cupola; now they are back asking for it. The top of the structure will be visible from Tuppance Links. <b>Pohl</b> – This project is highly visible from Gosnold Road. The finding would be that the mass of the over build-out of the project in relation to the abutting open space, the board's responsibility is to minimize the large complex. <b>Coombs</b> – The cupola is not appropriate. <b>Glazer</b> – The cupola does not recede into the landscape.			
Motion	<b>Motion to Deny. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65374</b>	

**IX. VIEWS**

1. Osgood, Ward	43 Tennessee Avenue	Add, reno, fenestration	59.4-310	Rowland & Assoc.
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (9:30)	No comments at this time.			
Motion	<b>Motion to Hold for March 1 meeting. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

2.	Nantucket Island Resorts	27 Broad Street	Hardscape: patio, fence & steps	42.4.2-78	Ben Champoux
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Ben Champoux</b> – Reviewed changes made per previous concerns.				
Public	None				
Concerns (9:30)	<p><b>Glazer</b> – We had hoped this would come back much simpler; there had been talk about using bluestone instead of brick. Agrees with Mr. Kuhnert. There is too much hardscaping on the west side. She would like to see a planting plan.</p> <p><b>Kuhnert</b> – Replacing that with brick is appropriate; however extending it across to the east side is excessive and detracts from the house. The hardscaping application opens the conversation up to context; he would like more information on the age.</p> <p><b>Coombs</b> – The edging squares everything off and should be softer; right side should stay as is. Would like it all bluestone.</p> <p><b>Oliver</b> – She is in favor of making the house look spiffier. She thinks this plan is in keeping with the rest of the street. The structure is circa 1964.</p> <p><b>Williams</b> – There is no grass along the street. The structure went through substantial work in the 1980s.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		Certificate #		
3.	Coburn, Holly	21 Nanahumacke Lane	Rev.64380: adtn & fenest chg	57-28	Rowland & Assoc.
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Ben Normand</b> , Rowland & Associates – Presented project.				
Public	None				
Concerns (9:48)	<p><b>Williams</b> – This structure is already long compared to other structures; extending it 30 feet is not going to happen. The garage should be separated from the house. The front right piece is too wide; might be okay if it's 1 story and 6 to 8 feet less wide.</p> <p><b>Coombs</b> – This would be 102 feet long and would be visible. Agrees the garage should be separate.</p> <p><b>Glazer</b> – The structure might have to be shifted a bit to pull away from the right setback.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		Certificate #		
4.	Boyajian, Lynn	27 Pine Street	Roof walk	55.4.1-4	NAG
Sitting	Williams, Coombs, Glazer, Kuhnert				
Alternates	None				
Recused	Pohl, Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (9:55)	<p><b>Glazer</b> – The roof walk is completely overwhelming for this.</p> <p><b>Kuhnert</b> – A roof walk on this structure is inappropriate as it has never historically had a roof walk. He supports it's being disapproved.</p> <p><b>Coombs</b> – Agrees a roof walk is not appropriate for this structure.</p> <p><b>Williams</b> – Nothing south of main had a roof walk on it. This has never had a roof walk. Contends that the statement the house can't have a roof walk because it historically never had one is not appropriate.</p>				
Motion	<b>Motion to Hold for representation. (Coombs)</b>				
Vote	Carried unanimously		Certificate #		
5.	14 Easy Street LC	14 Easy Street	Hardscape: drive, walks & fence	42.3.1-13	Edgewater Landscap
Sitting	Williams, Coombs, Pohl, Glazer, Oliver				
Alternates	Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Paul Cronin</b> – Presented project. All the brick on the site has been reclaimed and will be used.				
Public	None				
Concerns (9:59)	<p><b>Williams</b> – The 7-foot fence stops at the front corner of the building.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve. (Glazer)</b>				
Vote	Carried unanimously		Certificate # 65375		



6. Town of Nantucket 39 Nonantum Avenue Deck/Patio 87-46 Rob Anderson

Sitting Williams, Coombs, Glazer, Oliver, Kuhnert

Alternates None

Recused Pohl

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing **Rob Anderson** – Explained the project. Noted he is constrained in positioning the deck by the Conservation Commission Order of Conditions. No change to the parking area.

Public None

Concerns (10:02) **Williams** – I don't have a full site plan showing where the walkway and deck will be. Don't have width or how far the stone path will go; there are no dimensions. We don't do *Kitsch*.  
**Oliver** – Suggested using the Conservation Commission plan.  
**Glazer** – Need to see how the walkway will be handicapped accessible.

Motion **Motion to Hold for site plan and revisions. (Glazer)**

Vote Carried unanimously Certificate #

X. OTHER BUSINESS	
Approve Minutes	February 9, 2016: <b>Motion to Approve.</b> (Coombs) Carried 4-0//Williams abstain
Review Minutes	February 16, 2016
Other Business	<ul style="list-style-type: none"> <li>• Discussion about legal representation for HDC at BOS appeals: On the Organization meeting agenda.</li> <li>• Preliminary review date for 106 Surfside 40B: 3/17/2016.</li> <li>• Preliminary review date for Richmond Development, 300 units: 3/10/2016.</li> <li>• Borel Policy/Body Guard Policy: On the Organization meeting agenda.</li> <li>• Reminder for agenda items for March 29<sup>th</sup> Organizational Meeting; Town Counsel will be attending.</li> </ul>
Commission Comments	<b>Williams</b> – 64 Cliff Road was granted a move to Glowacki's property; it was not granted a demo. Alleged that Richmond Development misrepresented the condition of the structure to the Building Department and were granted a demolition permit without HDC approval. Ms Snell has asked that the HDC authorize the chair to send a letter to Mr. Butler and Mr. Vorce stating Richmond does not have a demo permit for that structure and that a demolition is not allowed unless an application for demolition is submitted. The building permit was filled out wrong so it was flagged and momentarily held up. <b>Motion to Allow the chair write a letter that a demo permit is required.</b> (Coombs) Carried unanimously

Motion to Adjourn: 10:17 p.m.

Submitted by:  
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village